

**THIS INSTRUMENT PREPARED BY  
AND RETURN TO::  
MARLIN M. FEAGLE, ESQUIRE  
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.  
153 NE Madison Street  
Post Office Box 1653  
Lake City, Florida 32056-1653  
Florida Bar No 0173248**

Inst: 202012009339 Date: 05/19/2020 Time: 4:41PM  
Page 1 of 2 B: 1411 P: 2297, P. DeWitt Cason, Clerk of Court  
Columbia, County, By: PT  
Deputy Clerk Doc Stamp-Deed: 0.70

18.50  
70  
19.20

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

**ENHANCED LIFE ESTATE DEED**

**THIS INDENTURE** made this 19th day of May, 2020, between **ROBERT W. HOLLINGSWORTH**, an unmarried person whose mailing address is 310 SW Green Acres Way, Lake City, Florida 32024, (herein Grantor), and **ZACHARY MIKELL HOLLINGSWORTH** (an undivided one-half interest), whose mailing address is 310 SW Green Acres Way, Lake City, Florida 32024, and **MARY KATHERINE HOLLINGSWORTH**, (an undivided one-half interest), whose mailing address is 310 SW Green Acres Way, Lake City, Florida 32024, as tenants in common, (herein Grantee).

The terms Grantor and Grantee shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders; the plural number shall include the singular and the singular number shall include the plural.

**WITNESSETH:**

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantee forever the following described property in Columbia County, Florida:

Lot 15, Phase II, Cypress Lake, a Subdivision according to the Plat thereof, as recorded in Plat Book 6, Page 32, in the public records of Columbia County, Florida

Tax Parcel No.: 33-3S-16-02434-115

Grantor reserves unto himself, for and during his lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantor further reserves unto himself, for and during his lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose of, in whole or in part, or grant any interest therein, to the aforementioned premises, by gift, sale, or otherwise, with or without consideration, so as to terminate the interest of the Grantee, as Grantor in his sole and absolute discretion shall decide, except that Grantor shall not have the right to dispose of the property by devise upon his death.

Grantor further reserves unto himself the right to cancel his deed by further conveyance which may destroy any and all rights which the Grantee may possess under his deed. Grantee shall hold a remainder interest in the property described herein and upon the death of the Grantor, if the property

described herein has not been previously disposed of prior to Grantor's death, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances as may exist at that time. Grantor shall have no liability for waste. Grantor shall have full power and authority to dispose of the property during Grantor's lifetime, without joinder of the remainder holder, and Grantor shall have full power to retain all proceeds generated by any disposition of the property during Grantor's lifetime.

**SUBJECT TO** easements and restrictions of record and taxes.

**TOGETHER WITH** all the tenements, hereditaments, privileges, appurtenances thereto belonging or in any way appertaining to the said property.

**IN WITNESS WHEREOF** the said Grantor have executed this deed on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*Marlin Feagle*  
Witness

*MARLIN Feagle*  
Print or Type Name

*Terri B. Brown*  
Witness

*Terri B. Brown*  
Print or Type Name

*[Signature]* (SEAL)  
**ROBERT W. HOLLINGSWORTH**

**STATE OF FLORIDA**  
**COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19 day of May, 2020, by **ROBERT W. HOLLINGSWORTH** who is personally known to me or who has produced a Florida Driver's License as identification.



*Terri B. Brown*  
Notary Public, State of Florida

My Commission Expires:

8/30/2021